This instrument was prepared by

Thomas, Halliburton, Ballin & Makris, Attys.
Stahlman Building
NAME

FORM NO. WD-1

THIS INSTRUMENT WAS PREPARED BY

BOOK 4207 PAGE 225

ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billie C. Rankins, Jr. (NAME)	Murphree Mortgage Company (NAME)	Map 59-15
Lot 227 Haynes Manor S/D (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Par. 151
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Pat

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,000.00

Billie C. Rankins, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January, 1968.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sidney Averbuch & E. T. Goldstein, d/b/a Thomas Realty Company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billie C. Rankins, Jr. and wife, Barbara S. Rankins,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 227, plan of Haynes Manor Section 2, as of record in Book 3700, Page 88, Register's Office for said County.

Said Lot No. 227 fronts 70 feet on the north side of Vanderhorst, and extends back 135.0 feet on the west line and 142. 1 feet on the east line to a dead line measuring 70.3 feet thereon.

Being part of the same property conveyed to Thomas Realty Co. by deed from Lineberger Development Co. of record in Book # 4111, Page 447, said Register's Office.

This is unimproved ( ) improved (X) property, known as Lot 227, Sec. II, Haynes Manor 702 Vanderhorst Dr. Nashville, Tenn.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19th day of January, 1968.

Sidney Averbuch E. T. Goldstein

Sidney Averbuch - E. T. Goldstein

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, M. L. Rendell, a Notary Public in and for said County and State, the within named Sidney Averbuch & E. T. Goldstein

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of January 19 68

Commission expires Nov 9, 1971

M. L. Rendell
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared Sidney Averbuch and E. T. Goldstein with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the President and Partner respectively of the THOMAS REALTY CO. the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19:__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

THOMAS REALTY COMPANY

TO

BILLIE C. RANKINS, JR., ETUX

03762

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 25 3 13 PM '68

NOTED: BOOK 18 PAGE 173
RECORDING FEE $ 3.00
DEP. REG. R

STATE TAX $ 36.40
PROBATE .59
TOTAL $ 36.90

JAN 25 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN

Attorneys Title Company
Title Guaranteed

NASHVILLE, TENN.
This instrument was prepared by
Thomas, Halliburton,
Ballin & Makris, Attys.
Stahlman Building
Nashville, Tennessee